This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

BILL GARRETT, Davidson County
Trans: T20160056653 DEEDWARR
Recvd: 07/01/16 15:53 3 pgs
Fees: 18.00 Taxes: 1720.50
20160701-0068024

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Southern Pump & Tank Company, LLC 4800 North Graham Street Charlotte, North Carolina 28269	Same	133 09 0 008.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty-Five Thousand and NO/100 ($465,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, MID-SOUTH PUMP SALES AND SERVICE, INC., a Tennessee corporation, ("Grantor") has this day bargained and sold and does hereby transfer and convey unto SOUTHERN PUMP & TANK COMPANY, LLC, a North Carolina limited liability company, ("Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Being Lot No. 41 on the Plan of Allied Industrial Park, Section 10, as of record in Book 4060, Page 159 (incorrectly referred to as Page 259 in prior deed of record), Register's Office for said county.

Said Lot No. 41 fronts 100.00 feet on the southerly side of McNally Drive and runs back between lines, 241.82 feet on the westerly line and 248.41 feet on the easterly line to a dead line in the rear on which it measures 100.21 feet.

Being the same property conveyed to Mid-South Pump Sales and Service, Inc. by Warranty Deed from Maurice Brewer, recorded on the 7th day of May, 1984 in Deed Book 6286, Page 482, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value whichever is greater, for this transfer is $465,000.00.
Subscribed and sworn to before me this the 30 day of June, 2016.

James W. Cameron

Affiant

Jane P. Caplenor

Notary Public

My Commission Expires: 7/3/2017

JANE P CAPLENOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property, known as 447 McNally Dr., Nashville, TN 37211, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hand this the 30th day of June, 2016.

MID-SOUTH PUMP SALES & SERVICE, INC.

Signature: _____

Printed Name: Garland E Bissinger

Title: President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Garland E Bissinger, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that {HE/SHE} was the President of MID-SOUTH PUMP SALES & SERVICE, INC., the within named Grantor, and that in such capacity, {HE/SHE}, being authorized so to do, executed this Warranty Deed for the purposes therein contained, on behalf of the said MID-SOUTH PUMP SALES & SERVICE, INC.

Witness my hand and seal, at office, this the 30 day of June, 2016.

Jane P. Caplenor
NOTARY PUBLIC

My Commission Expires: 7/3/2017

